Chapter 23: Growth Inducing Impacts of the Proposed Actions

The term "growth-inducing aspects" generally refers to the "secondary" impacts of a proposed action that trigger further development outside the directly affected area. The *City Environmental Quality Review (CEQR) Technical Manual* indicates that an analysis of the growth-inducing aspects of a proposed action is appropriate when the project: (1) adds substantial new land use, residents, or new employment that would induce additional development of a similar kind or of support uses, such as retail establishments to serve new residential uses; and/or (2) introduces or greatly expands infrastructure capacity (e.g., sewers, central water supply).

The goal of the Proposed Actions, as noted in Chapter 1, "Project Description," is to facilitate the implementation of a multi-year planning process conducted in the Parkchester, Van Nest and Morris Park neighborhoods of the Bronx in partnership with local stakeholders, City agencies, and the Metropolitan Transportation Authority (MTA). The Proposed Actions would change zoning designations within the Affected Area in a manner that is intended to leverage new planned Metro-North service to promote economic growth, facilitate the development of housing—including affordable housing—and guide investment in the public realm around stations, encouraging safety and comfort. The Proposed Actions would support the development of permanently affordable housing and retail by rezoning largely manufacturing districts to medium- and high-density residential and commercial districts, as well as strategically mapping commercial overlays to activate commercial corridors.

As detailed in Chapter 1, "Project Description," a Reasonable Worst-Case Development Scenario (RWCDS) was developed to assess the possible effects of the Proposed Actions. The total development expected to occur by the analysis year of 2033 on the 60 projected development sites identified in the RWCDS under the With-Action condition would consist of approximately 7,713 residential units, 2,475,223 sf of commercial uses, 1,520,405 sf of community facility uses, as well as 5,973 accessory parking spaces. The incremental change between the No-Action and With-Action conditions that would result from the Proposed Actions would be a net increase of 7,474 residential units, 1,231,973 sf of commercial space, 1,290,628 sf of community facility space, and 3,765 accessory parking spaces, as well as a net reduction of 405,096 sf of industrial space. The environmental consequences of this growth are the subject of Chapters 2 through 19 of this Environmental Impact Statement (EIS).

The projected increase in residential population from the Proposed Actions is likely to increase the demand for neighborhood services in the Affected Area, ranging from community facilities to local goods and services retail. This would enhance the growth of local commercial corridors in the Affected Area. However, the Proposed Actions take this potential growth into account as part of the RWCDS under the assumed commercial, retail, and community facility components. The Proposed Actions could also lead to additional growth in the City and State economies, primarily due to the employment and fiscal effects

during construction on the projected and/or potential development sites and operation of these developments after their completion. However, the secondary growth would be expected to occur incrementally throughout the region and is not expected to result in any significant impacts in any particular area or at any particular site.

The Proposed Actions would result in more intensive land uses within the Affected Area. However, it is not anticipated that the Proposed Actions would generate significant secondary impacts resulting in substantial new development in nearby areas. As stated in Chapter 3, "Socioeconomic Conditions," the Proposed Actions would not add a new economic activity or add to a concentration of a particular sector of the local economy enough to significantly alter or accelerate existing economic patterns. The study area has well-established residential and commercial uses and markets such that the Proposed Actions would not add a new economic activity or add to a concentration of a particular sector of the local economy enough to significantly alter or accelerate existing economic patterns and that would induce additional development outside the Affected Area. Moreover, the Proposed Actions do not include the introduction of new infrastructure or an expansion of infrastructure capacity that would result in indirect development. Therefore, the Proposed Actions would not induce significant new growth in the surrounding area.